003.0	0003	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,228,200	/	1,228,200
USE VALUE:	1,228,200	/	1,228,200
ASSESSED:	1,228,200	/	1,228,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13	-15	MILTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH BRIAN & HSINYI/ TRUSTEE
Owner 2:	SMITH REVOCABLE LIVING TRUST
Owner 3:	
Street 1:	13-15 MILTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SMITH BRIAN -
Owner 2:	-
Street 1:	13-15 MILTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Asbestos Exterior and 2854 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	780,700	3,500	444,000	1,228,200
Total Card	0.103	780,700	3,500	444,000	1,228,200
Total Parcel	0.103	780,700	3,500	444,000	1,228,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 430.42 | /Parcel: 430.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	777,600	3500	4,500.	444,000	1,225,100	1,225,100	Year End Roll	12/18/2019
2019	104	FV	625,700	3500	4,500.	471,800	1,101,000	1,101,000	Year End Roll	1/3/2019
2018	104	FV	625,700	3500	4,500.	344,100	973,300	973,300	Year End Roll	12/20/2017
2017	104	FV	586,700	3800	4,500.	299,700	890,200	890,200	Year End Roll	1/3/2017
2016	104	FV	586,700	3800	4,500.	255,300	845,800	845,800	Year End	1/4/2016
2015	104	FV	359,600	3800	4,500.	249,800	613,200	613,200	Year End Roll	12/11/2014
2014	104	FV	282,900	3300	4,500.	205,400	491,600	491,600	Year End Roll	12/16/2013
2013	104	FV	294,300	3300	4,500.	195,400	493,000	493,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 272

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH BRIAN,	71301-486	1	7/12/2018	Convenience	1	No	No		
ORCHESTRATED ME	1460-16		9/18/2014		895,000	No	No		
REARDON ELSIE A	1450-29		3/14/2014	Estate/Div	730,000	No	No		
REARDON ELSIE A	1104-50		11/30/1992		1	No	No		Elsie A Reardon dod 7/24/2013

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/28/2019	721	Solar Pa	19,100	C				
5/28/2019	725	Solar Pa	21,250	C				
3/25/2019	404	Redo Bat	27,556	C				
9/26/2016	1175	Wood Dec	25,000					rebuild 2 stry dec
10/21/2014	1401	Redo Kit	23,500		8/29/2014			Remove and replace
8/29/2014	1082	Renovate	2,800					
4/9/2014	312/313	Redo Bat	12,300					
8/28/2013	1071	Re-Roof	6,000					
9/30/2009	920	Manual	12,300					
6/13/2003	457	Porch	1,500					

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2017	MEAS INT REF	HS	Hanne S
6/8/2015	Sales Review	PT	Paul T
6/12/2014	External Ins	PC	PHIL C
1/24/2009	Meas/Inspect	336	PATRIOT
10/26/1999	Inspected	267	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

USER DEFINED

User Acct	2730
GIS Ref	
GIS Ref	
Insp Date	09/08/17
!272!	

PRINT

Date	Time
12/10/20	16:06:27

LAST REV

Date	Time
10/22/19	10:36:08
danam	

Prior Id # 1:	2730
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.01796913
Const Adj.:	1.31316197
Adj $ / SQ:	227.249
Other Features:	132050
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	959046
Depreciation:	178383
Depreciated Total:	780663

COMMENTS

OF=SINK IN HST.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 13			BRs: 7				Baths: 2		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	M
1	5	2	1
Totals			
2	13	7	

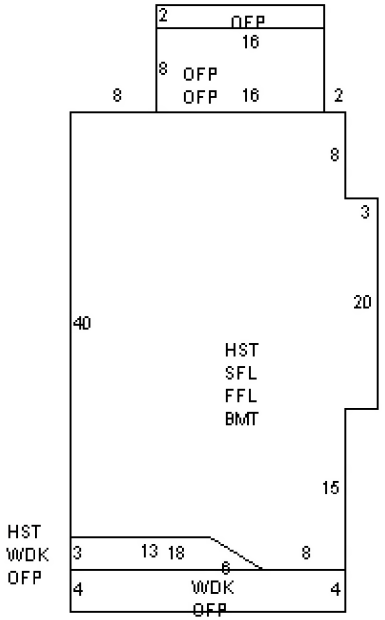
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	249.97
Special Features:	0	Val/Su Net:	170.61
Final Total:	780700	Val/Su SzAd	273.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,132	68.170	77,174
FFL	First Floor	1,132	227.250	257,246
SFL	Second Floor	1,132	227.250	257,246
HST	Half Story	590	227.250	133,963
OFP	Open Porch	439	26.600	11,679
WDK	Deck	151	16.580	2,503

Net Sketched Area: 4,576 | Total: 739,811

Size Ad 2853.5 | Gross Are 5165 | FinArea 2854

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

003.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X18	A	GD	1915	30.43	T	30	104			3,500			3,500

More: N | Total Yard Items: 3,500 | Total Special Featues: | Total: 3,500